

PB# 87-59

**Duffer's Hideaway
(Batting Cages- SP)**

9-1-25.21

Duffers Hiway 87-59
site plan-batting cages ~~pages~~ 3-9-88

Approved 3-9-88

General Receipt

9187

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

August 12, 1987

Received of Duffer's Hide-A-Way \$ 25.00

Twenty-five and 00/100 DOLLARS

For Site Plan Application Fee (#87-59)

DISTRIBUTION

FUND	CODE	AMOUNT
Check #629		25.00

By Pauline B. Townsend

Town Clerk

General Receipt

9666

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Mar 15 1988

Received of Duffer's Hide-a-way \$ 180.00

One Hundred eighty DOLLARS

For 100 Planning App. #87-59, \$80 Engineering Fee

DISTRIBUTION

FUND	CODE	AMOUNT
Check #813		180.00

By Pauline B. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

MADE IN U.S.A.

NO. 753 1/3

County File No. NWT 11-88 M

COUNTY PLANNING REFERRAL
(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Jerry Impellittiere
for a Site Plan - NYS 32

County Action: Local Determination

LOCAL MUNICIPAL ACTION
The Above-cited application was:

Denied Approved
Approved subject to County recommendations

(Date of Local Action) (Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

See
WA;
High
Build.
Fire
P.B. EN

D.O.T. ✓

[Redacted Signature]

Check #629

25.00

By Pauline M. Townsend

Town Clerk

General Receipt

9666

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Mar. 15 19 88

Received of Duffer's Hide-away \$ 180.00One Hundred eighty 00 DOLLARSFor #87-59 100 Planning App'l. 80 Engineering Fee

DISTRIBUTION

FUND	CODE	AMOUNT
Check #813		180.00

By Pauline M. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

MADE IN U.S.A.

NO. 753 1/3

County File No. NWT 11-88 M

COUNTY PLANNING REFERRAL
(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Jerry Impellittiere
for a Site Plan - NYS 32
County Action: Local Determination

LOCAL MUNICIPAL ACTION
The Above-cited application was:

Denied Approved
Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

See

WA:

High

Build.

Fire

P.B. EN

D.O.T. ✓

ORANGE CO PLANNING BOARD

2-25-88

I.B. Engineer

Building Inspect.

Sewer

Water

Highway

D.O.T.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

87-59

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B #
WORK SESSION DATE: 7-18-89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No
PROJECT NAME: Duffer's Hideaway-
COMPLETE APPLICATION ON FILE NEW OLD X
REPRESENTATIVE PRESENT: PVC - Jerry L.
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
P/B ENGR. X
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

— Status of Site Inspection

— Poles & Bldg Addition

— check minutes for status —

Jerry Impellittere
139 Windsor Hwy
N.W. N.Y.

Set for 8/9/89 meeting

3MJEE89

Put on
Request



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 87-59
WORK SESSION DATE: 3-6-90 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes
PROJECT NAME: Duffer's Hidingway
PROJECT STATUS: NEW _____ OLD ✓
REPRESENTATIVE PRESENT: Jerry Impellator & Martin (Cuomo's Office)
TOWN REPS PRESENT: BLDG INSP. ✓
FIRE INSP. _____
ENGINEER _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

New Maps needed to include 3 BA info.
Correct Application
Remove 2-50 poles by Clubhouse from plan
Appointment given for W.S. of 3-20-90 @ 1:20

TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET

PROJECT NAME: Duffers Sideway

PROJECT NO. : 87-59

TYPE OF PROJECT: Subdivision _____ Site Plan ☒ _____
 Lot Line Change _____ Other (Describe) _____

<u>TOWN DEPARTMENT REVIEWS:</u>	Date <u>App'd</u>	Date <u>Not App'd</u>	Not <u>Required</u>
Planning Board Engineer	_____	_____	_____
Highway	_____	_____	_____
Bu. Fire Prev.	<u>11/18/87</u>	<u>3-15-88</u>	_____
Sewer	<u>✓</u>	_____	_____
Water	_____	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	<u>8/25/87</u>	_____	_____
DEC	_____	_____	_____
O/C PLANNING	<u>3-1-88</u>	_____	_____
O/C HEALTH	_____	_____	_____
NYSDOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

SEOR: Lead Agency Action _____
 Determination _____
 EAF Short _____ Long _____ Submitted _____ Accepted _____
 Proxy: Filed yes _____ Representative George E. Perregé

PUBLIC HEARING: Held (DATE) _____ Waived* _____
 Other _____
 (* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:
(SUBDIVISIONS)

Sketch Plan Date _____	+ 30 days = Action Date _____
Preliminary P/H Date _____	+ 45 days = Action Date _____
Preliminary App'l Date _____	+ 6 months = Final Resub. Date _____
Final Plan Date _____	+ 45 days = Final App'l Date _____

TIME SEQUENCING:
(SITE PLANS)

Presubmission Conf. Date _____	+ 6 months = Submittal Date _____
First Meeting Date _____	+ 90 days = Final App'l Date _____



SH No. 42
Est. Compl. Date 5/1/86

Permit Fee \$ 100.00
Ins. Fee \$ 2.50
Total Received \$ 102.50
Check or M.O. No. 358
Liability Insurance
Policy No. _____
Disability Benefit Coverage
Policy No. _____

HIGHWAY WORK PERMIT

Expiring _____

Permit No. 885- 0207
Deposit Rec. for \$ 200.00
Check or M.O. No. 359
Dated _____
or
\$ _____

Permittee Gerald T. Impellittere
Address 46 Oake wood Terrace
City New Windsor State NY Zip 12550

Chargeable to Bond No. _____
or Undertaking on File

Workmen's Compensation
Policy No. _____

Return of Deposit Made Payable To:
(Complete Only if Different From Permittee)

Mailing Address for Return of Bond or Deposit
(Complete only if different from above.)

Name _____
Address _____
City _____ State _____ Zip _____

Name _____
Address _____
City _____ State _____ Zip _____

Under the provisions of the Highway Law or Vehicle & Traffic Law permission is hereby granted to the permittee to Construct driveway entrance onto State highway as per attached plans. Drainage will be maintained. All disturbed areas within State ROW are to be topsoiled, seeded, & mulched. No trees, within the State ROW, over 6" D.B.H. are to be removed without prior permission from this office. in the county of Orange as set forth and represented in the attached application; at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations, whether general or special, and methods of performing work, if any; all of which are set forth in the application and form part of this permit.

Dated at Poughkeepsie, N.Y.
Date Signed 5/21/85

Commissioner of Transportation

By M. J. Mignogna
M. J. Mignogna

IMPORTANT

THIS PERMIT, WITH APPLICATION AND DRAWING (OR COPIES THEREOF) ATTACHED, SHALL BE PLACED IN THE HANDS OF THE CONTRACTOR BEFORE ANY WORK IS STARTED.

NOTICE - It is absolutely necessary that the permittee notify D. Fullam, Resident Engineer, whose address is 112 Dickson St., Newburgh Tel. No. 562-4020 before work is started and upon its completion.

The issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application.

(SEE OTHER SIDE)

TOWN OF NEW WINDSOR
COUNTY OF ORANGE
555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Building Department

Location: *S. SIDE Rte. 32* Permit No. *2710*
Map No.: Section: *9* Block: *1* Lot: *25.2*

Certificate of Occupancy

No. *12*

Date *JUNE 7, 1985*

THIS CERTIFIES that the building located at premises indicated above, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit dated *April 2, 1985*, pursuant to which Building Permit was issued, and conforms to all the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is

BUSINESS USE - GOLF DRIVING RANGE with
Pro Shop

This certificate is issued to *GERALD T. TOPP HITTIERE*
(owner, lessee or tenant)

of the aforesaid building.

Paul V. Cuomo
Superintendent of Buildings

(The Certificate of Occupancy will be issued only after affidavits or other competent evidence is submitted to the Superintendent of Buildings that the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical, plumbing, heating or sanitation certificate or other evidence of compliance may be required before the issuance of the Certificate of Occupancy.)

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

PLANNING BOARD
REFERENCE NUMBER: 87-59

FIRE BUREAU
REFERENCE NUMBER: 88-16

SITE PLAN FOR: Duffer's Hideaway

ADDRESS: Windsor Highway; New Windsor, New York 1250

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 15 March 19 88.

 The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

☒ The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

Needs to have two separate entrance/exitways installed for
accessibility of emergency vehicles. Shale driveway unacceptable -
needs to have macadem installed along with permanent pavement markings.
There is no indication of handicapped parking. More detailed site plan
must be provided for the intended apartment with entranceway and
apartment size.

Bureau members looked over plans but did not have a quorum, plans also
reviewed by Fire Inspectors office.

SIGNED: *McDonald*



Lois Holmbeck
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by T. NEW WINDSOR PLANNING BD. D P & D Reference No. NWT 11-88M
County I.D. No. 9, 1, 1, 25.21

Applicant TERRY IMPELLITTIERE
Proposed Action: SITE PLAN: GOLF DRIVING RANGE
State, County, Inter-Municipal Basis for 239 Review FRONTAGE LOTS NYS 32

County Effects: _____

Related Reviews and Permits N.Y.S. DEPT. OF TRANSPORTATION

County Action: ✓ Local Determination _____ Approved _____ Disapproved _____

Approved subject to the following modifications and/or conditions: _____

MARCH 1, 1988
Date

Peter Garrison
Commissioner

☐ Postcard Returned
Date _____

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

File No. 87-59

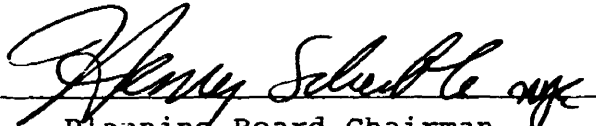
Date 19 FEB 1988

To: DUFFER'S HIDEAWAY
JERRY IMPELLITTIERE
3 HILLTOP DRIVE
NEW WINDSOR, N.Y. 12550

PLEASE TAKE NOTICE that your application dated _____
for ~~CONSTRUCTION~~ - Site Plan) _____
located at RT. 32 - WINDSOR HWY.

is returned herewith and disapproved for the following reasons.

APPLICANT PROPOSES TO CONSTRUCT FENCE OF GREATER HEIGHT
THAN PERMITTED UNDER SECT. 48-14-C-1 OF TOWN CODE.


Planning Board Chairman
HENRY SCHEIBLE

RequirementsProposed or
AvailableVariance
RequestMin. Lot Area 5 Acres.6.69 A.—Min. Lot Width 200 Ft.383 Ft.—Req'd Front Yd. 100 Ft.98 Ft2 Ft.Req'd. Side Yd. 50 / 100 Ft.146 / 342 Ft.—Req'd. Rear Yd. 50 Ft.600'—

Req'd. Street

Frontage*

50 Ft.383 Ft—Max. Bldg. Hgt. 50 Ft.13 Ft.—Min. Floor Area* N/A——Dev. Coverage 10 %1 %— %Floor Area Ratio** N/A——Fence (Ratting Cage) 15 Ft. Max. Ht.50 Ft.35 Ft.

* Residential Districts only

** Non-residential Districts only

Fence Setback 10 Ft.5 Ft.5 Ft.

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

JERRY IMPELLITTERE-----, deposes and says that he
resides at 3 HILLTOP DR. NEW WINDSOR
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of DUFFER'S HIDEAWAY

which is the premises described in the foregoing application and
that he has authorized GEORGE PERREBO
to make the foregoing application as described therein.

Date: 10-28-87

[Signature]
(Owner's Signature)

SWORN TO BEFORE ME THIS 28th DAY
OF OCTOBER 1987:

[Signature]
(Witness' Signature)

PATRICIA E. O'BRIEN
Notary Public, State of New York
Residing in County of Orange
No. 4561495
Commission Expires Feb. 28, 1990

PROXY STATEMENT

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

JERRY IMPELLITTERE-----, deposes and says that he
resides at 3 HILLTOP DRIVE
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of DUFFERS HIDE-A-WAY
139 WINDSOR HWY., NEW WINDSOR, N.Y. 12550

which is the premises described in the foregoing application and
that he has authorized PAUL CUOMO, GEORGE FERREGO, MAURICE DAYTON
to make the foregoing application as described therein.

Date: 1-12-88

Jerry Impellittere Jr.
(Owner's Signature)
Paul Cuomo
(Witness' Signature)

PAUL CUOMO	561-0448	
GEORGE FERREGO	565-6798	AFTER SIX
MAURICE DAYTON	236-4959	

87-59

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, ~~REVIEW~~ HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

Paul V. Cuomo, P.E. for the building or subdivision of

Golf Driving Range, Jerry Impellitteri has been

reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn M. Masterson Jr.
SANITARY SUPERINTENDENT

January 18, 1988
DATE

87-59

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Paul V. Cuomo for the building or subdivision of
Golf Driving Range - J. Impellittere has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason.

There is an existing 1" service line for this
Property -

HIGHWAY SUPERINTENDENT

John D. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

Suggs 87-59

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, ~~SANITARY~~, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
Paul S. Roma, Jr. for the building or subdivision of
Jerry Ampellittere has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynan D. Masten Jr.
SANITARY SUPERINTENDENT

Feb. 25, 1988
DATE

Supfers

87-59

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, ~~REVIEW~~ REVIEW FORM: D. P. W.

The maps and plans for the Site Approval *Supfers*
Subdivision _____ as submitted by
Chom for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason.

Fred Lipp Jr MD
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

5/17/88
DATE

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Paul V. Cuomo for the building or subdivision of

Duffers Hideaway has been

reviewed by me and is approved ✓

~~disapproved~~ _____.

~~If disapproved, please list reason.~~

There is an existing water service for this
Property - call water Dept. for location

HIGHWAY SUPERINTENDENT

Steve D'Amico

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
Paul V. Cuomo for the building or subdivision of
Duffer's Hideaway has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason.

Septic System was already approved and inspected

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynnam W. Masten Jr
SANITARY SUPERINTENDENT

August 14, 1987
DATE

ZONING BOARD OF APPEALS

FEBRUARY 22, 1988

REVISED AGENDA:

7:30 P.M. - ROLL CALL

Motion to accept the minutes of the February 8, 1988 meeting as written.

PRELIMINARY MEETING:

P.H. 1. GALLAGHER TRUCKING - Matter referred from Planning Board. Conceptual approval given pending ZBA approval for use in PI zone and/or extension of non-conforming use. Present: Greg Shaw, P.E., Shaw Engineering.

P.H. 2. KULLBERG, KARL - Request for (1) 4,530 s.f. area variance for lot #1 and (2) 4,400 s.f. lot area variance for lot #2 - two lot subdivision referred by Planning Board. Location: Off Ash Street in R-3 zone. (No town water available-sewer is available).

P.H. 3. PAOLA, BETTY - Request referred by Planning Board for two lot subdivision - Lot #1 requires 10.75 ft. sideyard and Lot #2 requires 10.75 ft. sideyard, also. Location: Union Avenue off Mac Nary Lane in R-4 zone.

J. SHAW 4. FREEDOM ROAD REALTY - SECOND PRELIMINARY - Applicant is seeking two front yard variances for two additions located on northside and southside of Insulpane building - 335 Temple Hill Road in PI zone. ZBA requested additional information, i.e. original building permit, architectural renderings, etc. Present: Pat Kennedy.

TABLE 5. DUFFER'S HIDEAWAY - Referred by Planning Board for variances for construction of a batting cage addition to golf driving range located on Route 3. within a PI zone.

PUBLIC HEARING:

IS APPROVED 6. ROTWEIN, PERRY - Matter referred by Planning Board for area variances. Applicant plans to subdivide property into two lots located on southside of Little Britain Road. Pat Kennedy present representing applicant. Variances required:

- Lot #1- (1) 35 ft. lot width;
- (2) 11 ft. sideyard;
- Lot #2- (3) 1 ft. 7 in. side yard
- (4) 11 ft. rear yard

6. FORMAL DECISION - KUBICH, RANDALL.

ADJOURNMENT

PAT 565-8550 (o)
562-7107 (h)



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.

MARK J. EDSALL, P.E.
Associate


Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Duffers Hideaway Site Plan
PROJECT LOCATION: Route 32 (east side)
NEW WINDSOR #: 87-59
13 January 1988

- 1). The Applicant has submitted a site plan for review which includes the construction of a "batting cage area" at the existing site. The project was previously scheduled for the 9 December 1987 Planning Board Meeting.
- 2). Based on a review of the plan submitted prior to the aforementioned meeting, comments were prepared for the Applicant's use. These comments, dated 9 December 1987, should be addressed in future submittals.
- 3). As of the date of reviews for the 13 January 1988 meeting, no new plans were received for this project. Therefore no additional engineering comments are available at this time.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

PLANNING BOARD

REFERENCE NUMBER: 87-59

FIRE BUREAU

REFERENCE NUMBER: 87-79

SITE PLAN FOR: Duffer's Hideaway

ADDRESS: Route 32; New Windsor, New York 12550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 19 January 19 88.

☒ The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

☐ The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

SIGNED: 

DUFFERS HIDEAWAY SITE PLAN (87-59)

Mr. Jerry Impellittieri came before the Board along with Mr. Paul Cuomo.

Mr. Impellittieri: I am the owner of Duffers Hideaway. First of all I'd like to apologize to the Board for making some mistakes. I am accepting full responsibility for those mistakes that have been made. There were several factors involved in why I have done these things. One of them I am under construction with Norstar and I have six months to complete the loan Mr. Redle who is my neighbor on the south side finished up his project and is supposed to be done by the Spring and the last factor is every penny I have is invested into the project what I am doing it is a large investment. Some of my decisions were made to protect my investment, one was erecting telephone poles to hang netting on to keep the golf balls between the structure and my property. My business is a spring time business and I was hoping to have construction finished before the Spring. I didn't actually believe it would take me five months to get here when I started. I am a golf professional and well respected in my profession and I want to remain well respected by you gentlemen and the people in my community. I just wanted to present myself before we got started.

Mr. Mc Carville: I'd just like to have one comment. I respect you for the job you have done up to the point of the telephone poles. I understand your commitment to the bank and the growth of your business and so forth but aesthetically what you have done is taken away from the vista into the beautiful valley over the Hudson itself something that as far as I am concerned aesthetically is a disaster and plus it is against the zoning regulations of the Town of New Windsor and plus I don't really feel that we should entertain the plans until the denial or approval is given from the Zoning Board of Appeals but

that is just my opinion.

Mr. Cuomo: These plans represent from the last time I was here in response to the review comments by our Planning Board engineer. They also represent that this is a roof over the tees and this is a batting cage. We also have in the plans here besides the response to the review comments we also have put on here as you can see along the perimeter these poles at 50 feet high for netting. This netting is to provide protection.

Mr. Mc Carville: Who is going to pick the birds out of them.

Mr. Cuomo: They are protecting the adjacent landowners from any problems with golf balls etc. They are also in here lighting. There is lighting behind the roof of the tee area. This plan is just for the batting cages and the Tee area there is an addition proposed for the clubhouse but that is another application. I don't want to get that confused.

Mr. Van Leeuwen: Are these 50 feet high?

Mr. Cuomo: Yes.

Mr. Van Leeuwen: How high is the netting going to be?

Mr. Impellitteri: 48 feet.

Mr. Cuomo: This is the picture of the betting cage if you are interested.

Mr. Van Leeuwen: Is that existing now?

Mr. Cuomo: That is all proposed.

Mr. Mc Carville: This tells me is that we errored in approving the special use permit a year and a half ago because we put it on a piece of property that couldn't accomodate . . . you have to put up 50 foot telephone poles around the perimeter of the 6.9 ac . . . destroys the view of the Hudson Valley from Route 32. The only saving . . . whole thing is that this is perhaps not a long term thing, I am talking . . . I don't know why we are proceeding, first of all they have to go to the Zoning Board to get a variance here before we look at the batting cages and putting mor . . . ity on the property.

Mr. Cuomo: This is the first time this has been placed on here.

Mr. Mc Carville: This is the first time . . . telephone poles have been placed on here?

Mr. Cuomo: This is the first time this plan . . . been presented with the poles we can't go to the Zoning Board without a rejection from this Board.

Mr. Schiefer: I make a motion we reject the site plan.

Mr. Ronces: We were having a discussion about this before and based on some other business that transpired with the Zoning Board on Monday night along with the rejection of the referral to the Zoning Board they would appreciate your recommendations one way or another as to what the Planning Board's feelings are whether they'd recommend approval or not and as much input as possible. So just

on behalf of the Zoning Board because I heard their comments two nights ago if this matter is going to be given to them they want some guidance if they can have it.

Mr. Van Leeuwen: When I first noticed them I only saw a couple now they are every fifty feet. When you first came in to get site plan approval you wanted to build a small building we approved that what gave you the idea of putting the poles without coming to the Town Board, without going for a building permit.

Mr. Mc Carville: You are putting fifty some poles up around 6 acres, fifty foot into the air that is without a permit. I don't like the looks of it and don't get me wrong I enjoy your facility.

Mr. Impellittieri: One of my main reasons I stated was a fear of what Mr. Redle is putting in he is going to be storing motor homes up along the border and I cannot control the full flight of all the golf balls. Because the Spaulding ball is not the most lively ball I am changing completely to golf balls to keep them within the confines but I foresee because I have such high liability insurance that the problem if anything happens with Redle I can also lose everything in a lawsuit. I felt I had to protect myself.

Mr. Scheible: The problem also is Mr. Redle coming back and attacking the Planning Board for approving a project like this along the side of Redle.

Mr. Ronco: I don't know about that.

Mr. Van Leeuwen: When Redle came in I wanted him to put a fence in.

Mr. Scheible: They are right.

Mr. Babcock: When I saw a new plan and we pull the old plan to see the changes just for the Board I realize when I pull the old plan it was never stamped by the Planning Board so it made me to believe something was wrong why wasn't it stamped. I went back in the minutes and found according to the minutes the plan was approved subject to approval. And to my knowledge that hasn't been done as of yet.

Mr. Impellittieri: Yes I have approval.

Mr. Van Leeuwen: DOT would have stopped them by now. Do you remember approval.

Mr. Babcock: Usually when it is done subject to they'd get approval, show it to us and then get the plan stamped.

Mr. Scheible: Was there ever a building permit issued?

Mr. Babcock: That is before my time I assume it was.

Mr. Scheible: Since it was pending DOT approval that means this couldn't be approved on our side without an approval stamped. And there couldn't be a building permit issued. Am I correct?

Mr. Babcock: Normally we wait for that approval.

Mr. Cuomo: I was here then as far as I can remember there was a building permit.

Mr. Van Leeuwen: I suggest we act on the motion that's been made and we will discuss this tonight to see what kind of a recommendation can be made.

Mr. Impellittieri: Our list of questions there was a thing about the batting cages whether you are going to consider it a structure or fenced in area. I have the pictures to show you what it is that makes a big difference.

Mr. Van Leeuwen: Is that solid concrete in the bottom. Then it is a structure.

Mr. Cuomo: If we are in a structure mode here we are too close to the line we'd have to get a variance.

Mr. Roncs: You need a denial on that too.

Mr. Schiefer: I make a motion we approve the Duffers Hideaway site plan.

Mr. Mc Carville: I will second that.

MR. SCHIEFER	NAY
MR. LANDER	NAY
MR. MC CARVILLE	NAY
MR. VAN LEEUWEN	NAY
MR. JONES	NAY
MR. PAGANO	ABSTAIN
MR. SCHEIBLE	NAY

Mr. Edsall: I'd like to recommend that the Board recommends to the Zoning Board that the application the variance for this fence or guard or whatever you want to call it not be approved and we will do it right up front and just put it that way that is the way I feel about it.

Mr. Impellittieri: That is going to close down my business.

Mr. Mc Carville: That is for them to decide and they asked for our input.

Mr. Impellittieri: I just want you to understand that.

Mr. Scheible: We have businesses one after another come into the Town who have to come before the Planning Board and have to comply with all the rules and regulations we have in the books. Now if on the way we look at it and we see it as not being in compliance with our rules and regulations-- I don't agree with the poles either. I am similarly for the fact they don't comply with our zoning laws so therefore we have to send it on to the Zoning Board of Appeals it is not our decision, it is their decision whether they are going to close you down it is not our decision. We have to recommend to the Zoning Board how we see it right now.

Mr. Van Leeuwen: I suggest that before we make a recommendation to the Zoning Board they are not going to act within the next 30 days I suggest we think about it and all of us get a chance to look at it.

Mr. Mc Carville: Even if it coincided with the zoning laws I'd still be opposed to it.

Mr. Scheible: When I say it is going to put you out of business it is just a matter that unless it complies with the rules and regulations of the Town of New Windsor you just can't go ahead and do these things line you have. You went ahead and put these up without any request or anything. If you had come to us before you put them up and maybe stated your case maybe it would have been different maybe we would have adjusted the size of the poles but being 50 feet high I can't agree with it myself.

Mr. Van Leeuwen: Before we make a decision I'd like until next meeting to think about it.

Mr. Impellittieri: The one thing I am faced with is the side of Mr. Redle's property I can live with my business because I know the orchard is not going to do anything I can live with something smaller but I need some protection from Redle on the one side.

Mr. Schiefer: Can you come up with some alternate solution such as that?

Mr. Cuomo: We will try. The Redle side is critical.

Mr. Babcock: We have to do the peperwork it is going to take some time.

Mr. Scheible: We intend to have a meeting with the Zoning Board we can discuss it at that time.

Mr. Impellittieri: There was a 15 foot netting hanging in the trees in the back and I don't think anybody ever saw it. It wasn't as much as of an eyesore as you think.

Mr. Rones: What kind of net is this going to be?

Mr. Impellittieri: A very thin chicken wire.

Mr. Scheible: We will bring this up at our meeting with the Zoning Board.

Mr. Impellittieri: I am undergoing second back surgery Tuesday and it is being done in Pittsburgh and I am not going to be able to be here I have signed the proxies for Paul and my instruction may in case there is a reason why one or the other can't make it to a meeting I am asking them to be fully cooperative and do whatever the Town needs to get with regard to the project.

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

PLANNING BOARD

REFERENCE NUMBER: 87-59

FIRE BUREAU

REFERENCE NUMBER: 87-79

SITE PLAN FOR: Duffer's Hideaway

ADDRESS: Route 32; New Windsor, New York 12550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 19 January 19 88.

X The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

 The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

SIGNED: Stephen W. S.

Mr. Paul Cuomo came before the Board representing this proposal.

Mr. Cuomo: I submitted 14 plans this morning. There is a couple problems that I don't know about. I went down and I saw that they put some poles up and they didn't tell me and I don't know what the poles are for. Maybe for a net to catch the golfballs they didn't tell me. They are not in the area.

Mr. Scheible: They are not around?

Mr. Cuomo: They are in Florida.

Mr. Mc Carville: They are in violation of the zoning laws of the Town of New Windsor, they are in violation of this site plan, they have created a situation from an aesthetic point of view is a disaster plus when I saw that mess down there from the standpoint of all the animals and birds that can get caught it is a screen, this big 30 foot thing in the air.

Mr. Cuomo: Would you entertain a letter or do you want me to transmit your concerns?

Mr. Scheible: I think at this point Mike should issue a violation to set him straight and let him know where we are coming from.

Mr. Mc Carville: Absolutely.

Mr. Scheible: Can that be taken care of Mike?

Mr. Babcock: Yes.

Mr. Scheible: Does the Board feel in compliance?

Mr. Jones: Yes.

Mr. Lander: Yes.

Mr. Babcock: We have tried to get in touch with them.

Mr. Scheible: Until the problems are rectified that are down there there is no sense wasting our time.

Mr. Cuomo: Do we have a list of the problems?

Mr. Schiefer: Take down the poles you will have no problems.

Mr. Scheible: Here is a list of them.

Mr. Babcock: I think the poles should be removed before you came back they are not legal to zoning. The only way they can be legalized is if they would be called screening. There is no sense of having screening because it is not required.

Mr. Mc Carville: Even if [redacted] was screening they's have to get a variance.

Mr. Babcock: There is a section in the ordinance.

Mr. Rones: I don't think that is the kind of screening they are talking about.

Mr. Babcock: It is up to the discretion of the Planning Board.

Mr. Scheible: You can pass it along I am not a bit happy about what has happened down there.

Mr. Cuomo: I think they should be more detailed on the cage. There is two levels of this I don't know if you noticed that. Two levels for the golf, it looks to me people are going to be driving overhead. I think we have to show a detail.

Mr. Scheible: We put you on the agenda to bring this forward and I wish that someone would have been here from the management.

Mr. Cuomo: Thank you.

--



**McGOEY and HAUSER
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Duffers Hideaway Site Plan
PROJECT LOCATION: Route 32 (East Side)
NW #: 87-59
9 December 1987

1. The Applicant has submitted a Site Plan for review which includes the construction of a "batting cage addition" at the existing site.
2. The Applicant should be advised that the site is within the PI-Zone, not the OLI-Zone. Further, the use appears to be permitted use No. 12 of that zone, not a use from Zone FP as indicated on the Plan.
3. The Board should determine if the proposed batting cage is a building or structure, or if same is to be considered as a fence. Based on the Board's determination, further review can be made whether the Plan complies with the Code or requires a variance.
4. The Applicant should make the Plan complete by providing all information as referenced in the Site Plan Checklist of the Application Package, and required by the Town Code.
5. The Applicant should advise the Board of the number of persons the facility is designed for, such that the parking requirements can be determined (minimum parking is based on number of persons or a minimum per acre.).
6. The Plan refers to details on another sheet designated Drawing S-2. Typical details for site plan approval should be added to this Plan.
7. The Applicant should verify the "provided" values shown on the zoning table, "as-scaled" dimensions on the Site Plan do not correspond in all cases.
8. The Board should verify if the Application is complete, in that it includes an Environmental Assessment Form, Proxy Statement, Site Plan Checklist and Completed Application.

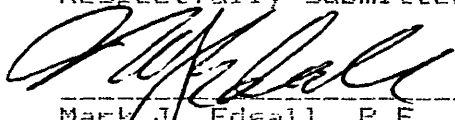
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Duffers Hideaway Site Plan
PROJECT LOCATION: Route 32 (East Side)
NW #: 87-59
9 December 1987

-2-

9. The use of the indicated structure should be indicated on the Plan. It is assumed that a portion of same involves restrooms.
10. The Applicant should indicate percolation test information in the area of the sanitary system, as proposed.
11. Submittal to the New York State Department of Transportation is required for the proposed driveway entrance.
12. Submittal to the Orange County Department of Planning is required for the site plan.
13. The Applicant should verify if the proposed contours indicated on the Plan are proposed at this time or if such grading has already been performed. A legend to clarify same should be provided on the Plan.
14. The Site Plan, as currently submitted (dated 13 August 1987) is not acceptable for approval from an Engineering Standpoint.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEnjE

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, ~~LOT-LINE CHANGE~~
~~OR SUBDIVISION PLAN~~ APPROVAL

1. Name of Project DUFFERS HIDE-A-WAY
WINTER 412-367-0899
2. Name of Applicant JERRY IMPELLITTERE Phone 562-8310 562-7883
Address 3 HILLTOP DRIVE NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record JERRY IMPELLITTERE Phone 412-367-0899
Address 129 BROOKMEADE, PITTSBURGH PA 15237
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan PAUL CUOMO Phone 561-0448
Address 571 UNION AVE NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney JEFF BERRY Phone 561-1228
Address 233 LIBERTY ST. NEWBURGH N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the SOUTH side of ROUTE 32
800 feet SW (Direction)
of HILLSIDE AVE
ADDRESS 39 WINDSOR HIGHWAY (Street)
7. Acreage of Parcel 6.69 8. Zoning District P1
9. Tax Map Designation: Section 9 Block 1 Lot 25.21
10. This application is for ROOF STRUCTURE OVER
TEES, BATTING AGES, PERIMETER POLES
AND FENCING, FIELD LIGHTING AND
11. Has the Zoning Board of Appeals granted any variance or a
special permit concerning this property? NO

If so, list Case No. and Name

N/A

12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

N/A

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

JERRY IMPELLITTIERE being duly sworn, deposes and says

that he resides at 3 HILLTOP DRIVE
in the County of ORANGE and State of N.Y.
and that he is (the owner in fee) of OWNER'S HIDEAWAY
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized PAUL V. CUOMO, P.E. to make the foregoing application for ~~Special Use~~ Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

12th day of January 1988

Patricia E. O'Brien
Notary Public

PATRICIA E. O'BRIEN
Notary Public, State of New York
Residing in County of Orange
No. 4541495
Commission Expires Feb. 28, 1990

Jerry Impellittiere
(Owner's Signature)

Paul V. Cuomo
(Applicant's Signature)

ENGINEER
(Title)

REV. 3-87

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: DUFFER'S HIDE AWAY
Location: 139 WINDSOR HIGHWAY
ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

- | | YES | NO |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will project have an adverse impact on groundwater quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will project have a major adverse effect on existing or future recreational opportunities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is project non-farm related and located within a certified agricultural district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will project have any adverse impact on public health or safety? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is there public controversy concerning any potential impact of the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

FOR AGENCY USE ONLY

Preparer's Signature: _____

Date: 1/12/88

Preparer's Title: Engineer

Agency: _____

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | <input checked="" type="checkbox"/> Section |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | <input checked="" type="checkbox"/> Section |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval | 33. <input checked="" type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> Stamp. | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 36. <input checked="" type="checkbox"/> Area Lighting |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| <input checked="" type="checkbox"/> of Site | |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 38. <input checked="" type="checkbox"/> Water Supply/Fire |
| | <input checked="" type="checkbox"/> Hydrants |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 39. <input checked="" type="checkbox"/> Building Locations |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. <input checked="" type="checkbox"/> Front Building |
| 15. <input checked="" type="checkbox"/> Zoning Designation | <input checked="" type="checkbox"/> Elevations |
| 16. <input checked="" type="checkbox"/> North Arrow | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 43. <input checked="" type="checkbox"/> Sign Details |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 100 sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
| | ft.) |
| | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. |
| | 53. <input checked="" type="checkbox"/> No. of Parking Required. |

PROPOSED IMPROVEMENTS

22. ☒ Landscaping
23. ☒ Exterior Lighting
24. ☒ Screening
25. ☒ Access & Egress
26. ☒ Parking Areas
27. ☒ Loading Areas
28. ☒ Paving Details
 (Items 25-27)

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: *Paul W. Alcorn*
 Licensed Professional

Date: *Jan 12 / 88*

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received August 13, 1987
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Duffer's Hideaway
2. Name of Applicant Jerry Impellittere Phone 562-7883
Address 3 Hilltop Drive, New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone Same
Address Same
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Paul Cuomo, P.E. Phone 561-0448
Address 335 Temple Hill Road, New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Jeff Berry Phone 561-1228
Address 233 Liberty Street, Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the South side of Route 32
_____ feet _____
(Street) (Direction)
of _____
(Street)
7. Acreage of Parcel 6.7 8. Zoning District PI
9. Tax Map Designation: Section 9 Block 1 Lot 25.21
10. This application is for Construction of Batting Cages 60' x 80'
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NO

If so, list Case No. and Name NA

12. List all contiguous buildings in the same ownership NA
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Jerry Impellittiere being duly sworn, deposes and says that he resides at 3 Hilltop Drive, New Windsor, N.Y. in the County of Orange and State of New York and that he is (the owner in fee) of Duffer's Hideaway (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Paul Cuomo, P.E. to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

13th day of August 1987

May F Benedict
Notary Public

Jerry Impellittiere
(Owner's Signature)

Jerry Impellittiere
(Applicant's Signature)

OWNER
(Title)

MAY F. BENEDICT
Notary Public, State of New York
No. 4764738

Qualified in Orange County
My Commission Expires March 30, 1988

May 31 1988

REV. 3-87

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

August 25, 1987

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

RE: Duffer's Hideaway 87-59
Rte. 32, S.H. 9033

Dear Chairman:

We have reviewed this matter and please find our comments checked below:

- ___ A Highway Work Permit will be required
- ___ No objection
- ___ Need additional information ___ Traffic Study
- ___ Drainage Study
- ___ To be reviewed by Regional Office
- X Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS:

Very truly yours,

D. Greene

Donald Greene
C.E. I Permits
Orange County

DG/dn

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> 4"x2" Box, for Approval Stamp. | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. <input checked="" type="checkbox"/> Area Lighting |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input checked="" type="checkbox"/> Water Supply/Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Required. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details (Items 25-27) | |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances to the best of my knowledge.

By:  _____
Licensed Professional

Date: 8/26/87

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

SUPPLEMENT TO
APPLICATION DATED 8/12/87 #87-59
9/12/87 CMZ

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project DOFFER'S HIDEAWAY - Protective Roof Structure
2. Name of Applicant JERRY T. MAELUTIERE Phone 562-7883
Address 3 HINDS DRIVE NEW WINDSOR NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record "SAME AS ABOVE" Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan PAUL G. GORMO P.E. Phone 561-0448
Address 335 TEMPLE HILL ROAD NEW WINDSOR NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney JEFF BERRY Phone 561-1228
Address 233 LIBERTY STREET NEWBORGH NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the SOUTH side of RT 32
(Street)
_____ feet _____
(Direction)
of _____
(Street)
7. Acreage of Parcel 6.7
8. Zoning District PI
9. Tax Map Designation: Section 9 Block 1 Lot 25.21
10. This application is for PROTECTIVE ROOF STRUCTURE
OVER THE AREA 120' WIDE BY 21' WIDE 10' HGT TRUSS TYPE
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NO

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership

Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Jorge Imperatore being duly sworn, deposes and says that he resides at 3440 PINE DRIVE, NEW WINDSOR NY in the County of ORANGE and State of NEW YORK and that he is (the owner in fee) of DUFFERS HIDEAWAY (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Paul Cuomo P.E. to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

_____ day of _____ 198

Notary Public

(Owner's Signature)

Paul Cuomo
(Applicant's Signature)

OWNER
(Title)

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: DUPPERS HIDEAWAY - ROOF CONSTRUCTION

Location: RT 32 NEW WINDSOR NP 12550

ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

Preparer's Signature: _____ Date: _____

Preparer's Title: _____

Agency: _____

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | 34. <input type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval Stamp. | 35. <input type="checkbox"/> Other Outdoor Storage |
| 8. <input type="checkbox"/> AREA MAP INSET | 36. <input type="checkbox"/> Area Lighting |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input type="checkbox"/> Sanitary Disposal Sys. |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input type="checkbox"/> Water Supply/Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input type="checkbox"/> Building Locations |
| 12. <input type="checkbox"/> PLOT PLAN | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input type="checkbox"/> Metes and Bounds | 42. <input type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input type="checkbox"/> BULK TABLE INSET |
| 17. <input type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 23. <input type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input type="checkbox"/> Screening | 52. <input type="checkbox"/> No. of Parking Spaces Proposed. |
| 25. <input type="checkbox"/> Access & Egress | 53. <input type="checkbox"/> No. of Parking Required. |
| 26. <input type="checkbox"/> Parking Areas | |
| 27. <input type="checkbox"/> Loading Areas | |
| 28. <input type="checkbox"/> Paving Details (Items 25-27) | |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:  _____
Licensed Professional

Rev. 3-87

Date: 8-12-87

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. / Environmental Assessment Statement
- *2. Proxy Statement
3. Application Fees
4. Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. / Name and address of Applicant.
- *2. / Name and address of Owner.
3. / Subdivision name and location.
4. / Tax Map Data (Section-Block-Lot).
5. / Location Map at a scale of 1" = 2,000 ft.
6. / Zoning table showing what is required in the particular zone and what applicant is proposing.
7. Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. / Date of plat preparation and/or date of any plat revisions.
9. / Scale the plat is drawn to and North Arrow.
10. Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. AVA Surveyor's certification.
12. NA Surveyor's seal and signature.

* If applicable.

13. ☒ Name of adjoining owners.
- *14. ☒ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. ☒ Flood land boundaries.
16. ☒ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ☐ Final metes and bounds.
18. ☐ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ☐ Include existing or proposed easements.
20. ☐ Right-of-Way widths.
21. ☐ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ☐ Lot area (in square feet for each lot less than 2 acres).
23. ☐ Number the lots including residual lot.
24. ☐ Show any existing waterways.
- *25. ☐ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ☒ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ☐ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. ☐ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

* If applicable.

29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. ✓ Indicate location of street or area lighting (if required).

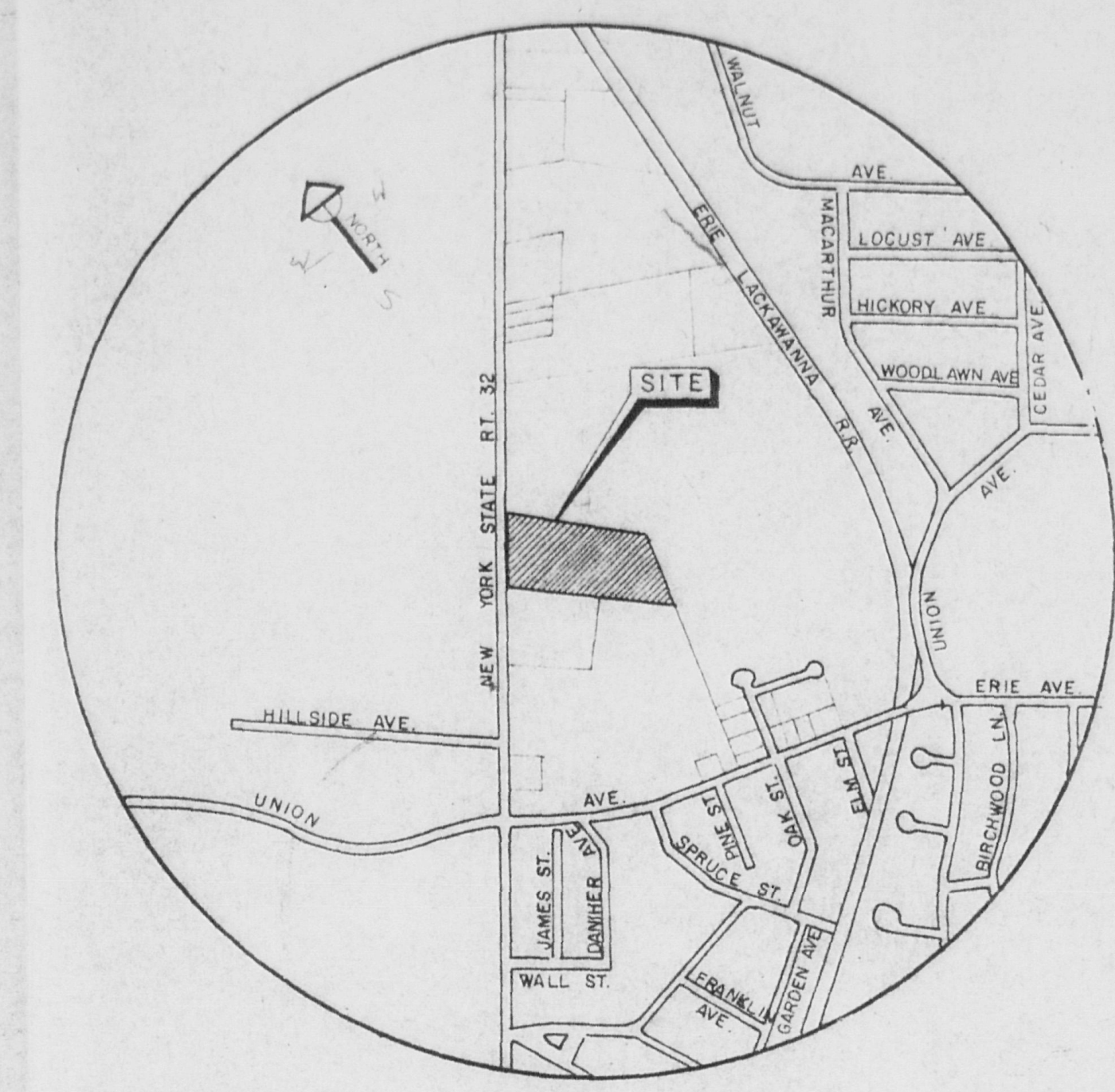
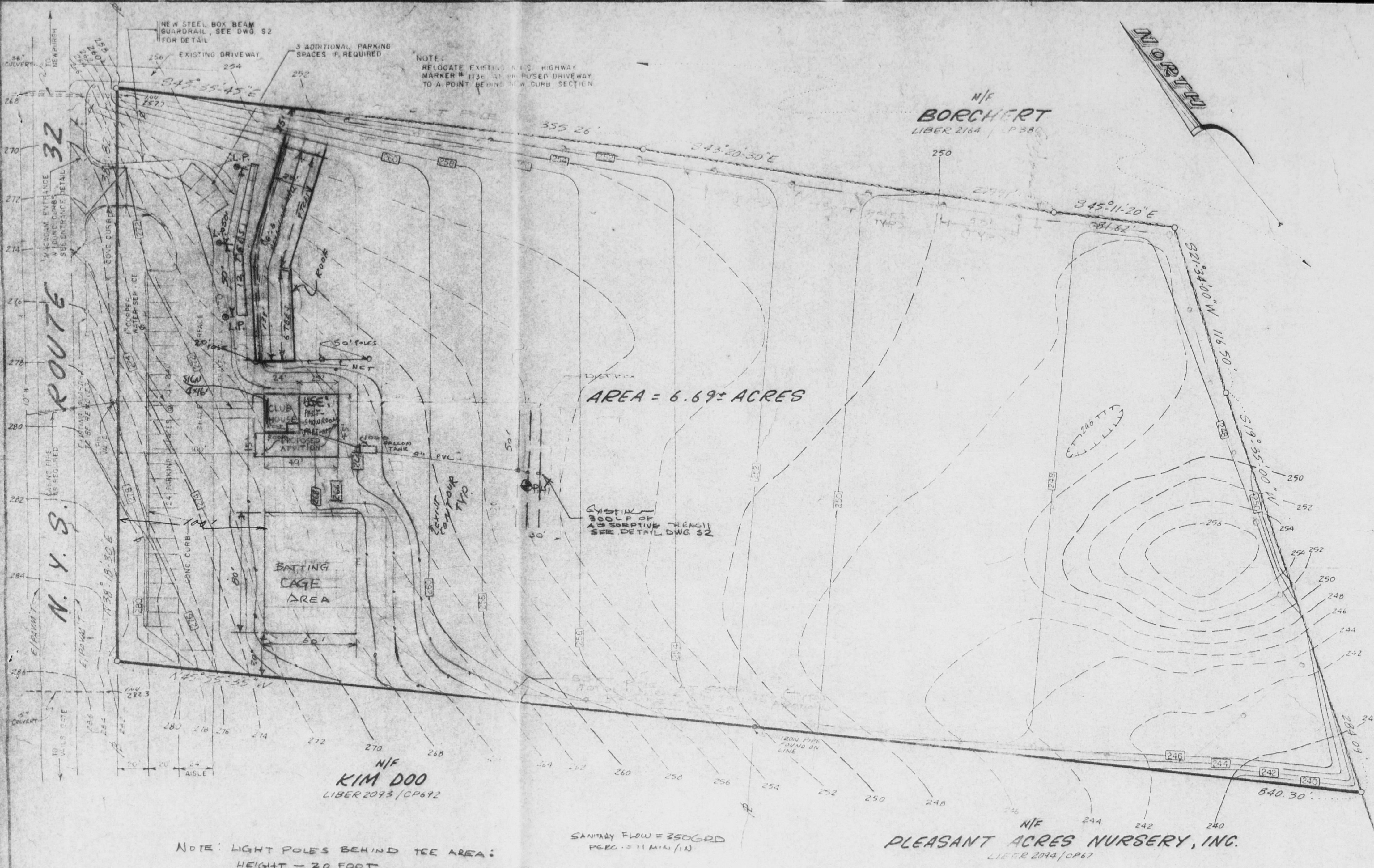
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

✓ By: 
Licensed Professional

Date: 8.12.87



NOTES

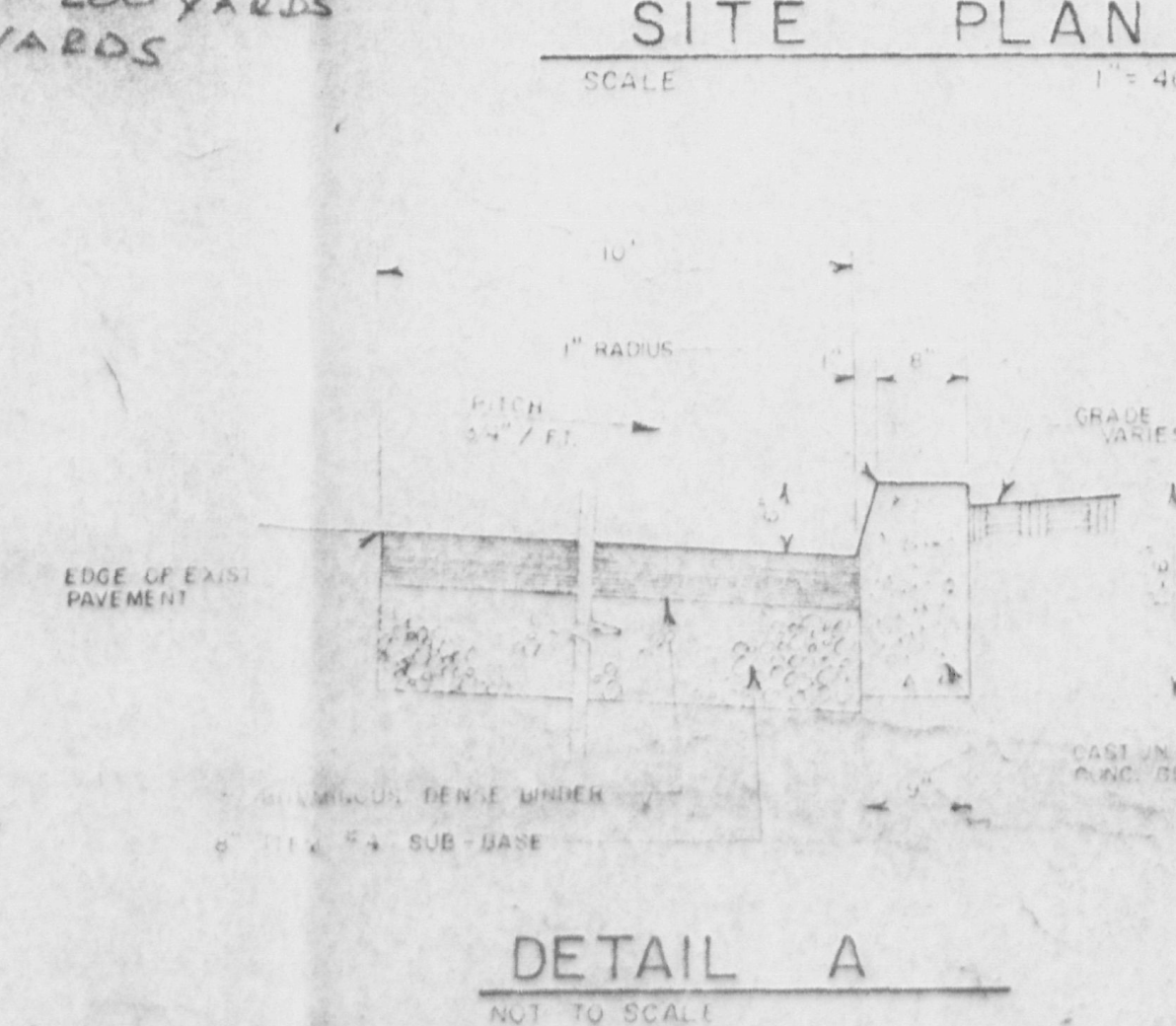
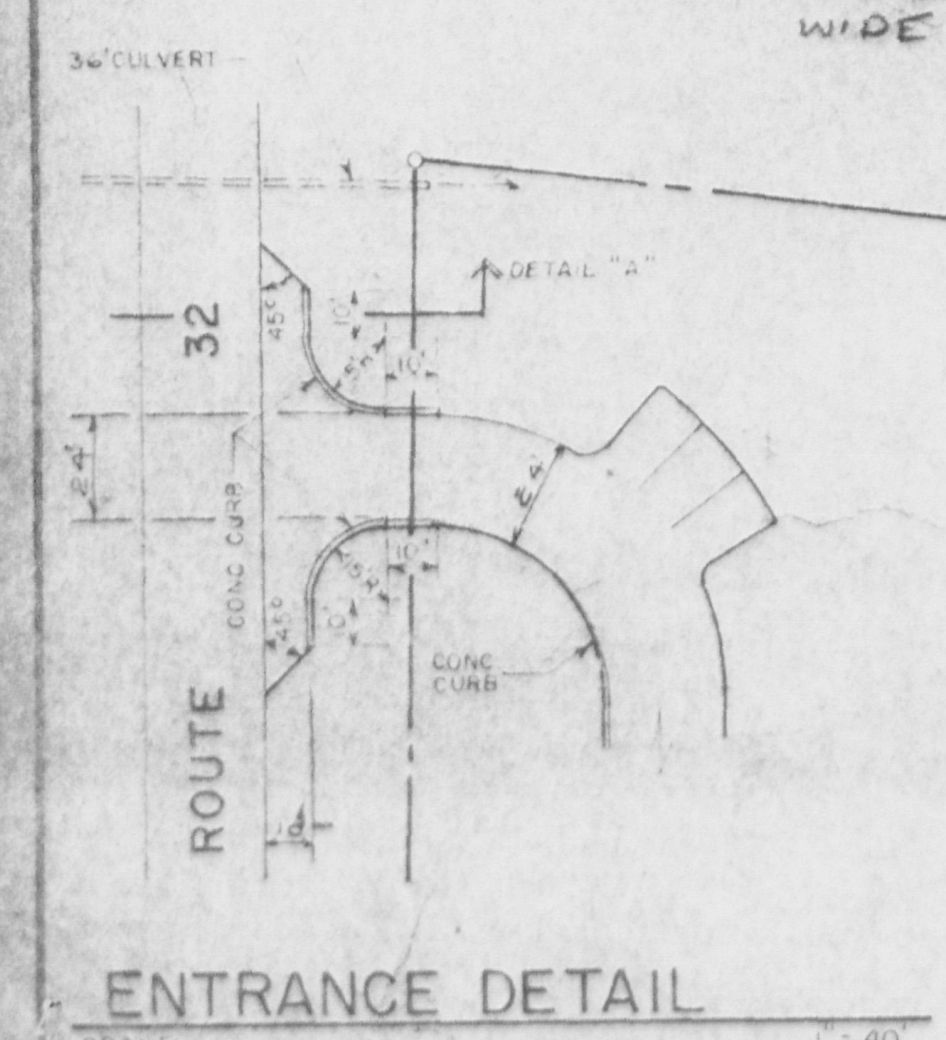
1. Boundary and Topographic information taken from drawing entitled "Map of Survey For Jerry Impellittere, Town Of New Windsor, Orange County, New York"; prepared by Peter R. Hustis L.L.S. and dated January 29, 1985.

SITE PLAN ZONING SCHEDULE (ZONE P-1)

ITEM (USE REGULATIONS - COLUMN A No. 2)	REQUIRED	PROVIDED
Lot Area	5 Acres	6.69 Acres
Lot Width	200 FT.	383.82 FT.
Front Yard Depth	100 FT.	100 FT.
Side Yard Width-One	50 FT.	169 FT.
Side Yard Width-Both	100 FT.	363 FT.
Rear Yard Depth	50 FT.	603 FT.
Street Frontage	50 FT.	383 FT.
Bldg. Hgt.	50 FT. Max.	13 FT.
Off Street Parking: Four Spaces For Every Acre of Recreational Area OR 15 SPACES FOR FIVE PEOPLE IF USE	27 Spaces	27 Spaces

LEGEND

EXISTING	NEW
STONE WALL	100 FINAL GRADE
GUARD RAIL	CATCH BASIN
PROPERTY LINE	101.5 SPOT ELEVATION
DEPRESSION	15" ST. STORM SEWER
UTILITY POLE	SWALE
CULVERT	Site Plan
10 FOOT CONTOUR	APPROVAL GRANTED
2 FOOT CONTOUR	BY TOWN OF NEW WINDSOR PLANNING BOARD
	ON 3-7-88
	BY Henry F. Scheible
	SECRETARY



PAUL V. CUOMO, P.E.
Consulting Civil Engineer
591 Union Avenue
New Windsor, N.Y. 12550

NO.	REVISION	DATE
6	REMOVE POLES AND NOT	2/23/88
5	RELOCATE STRUCTURE OVER TEE	1/13/88
4	BATHING CAGES PERMITS AND	12/15/87
3	CAGES AND EGG	8/10/87
2	ADD SEWAGE DISPOSAL SYSTEM	4/26/85
1	AS PER N.Y.S. D.O.T. COMMENTS	2/23/85
1	ENTRANCE TO ROUTE 32	2/23/85
1	REVISION	DATE

Drawn By	Checked By	Scale	Date	Project
5-PVC	5-PVC	1" = 40'	2/4/88	GOLF DRIVING RANGE FOR JERRY IMPELLITTERE
				ROUTE 32 (DUFFERS HILLS) NEW WINDSOR, N.Y.

51

